



**July 2022**

# **Construction Data Sources and Current Trends**

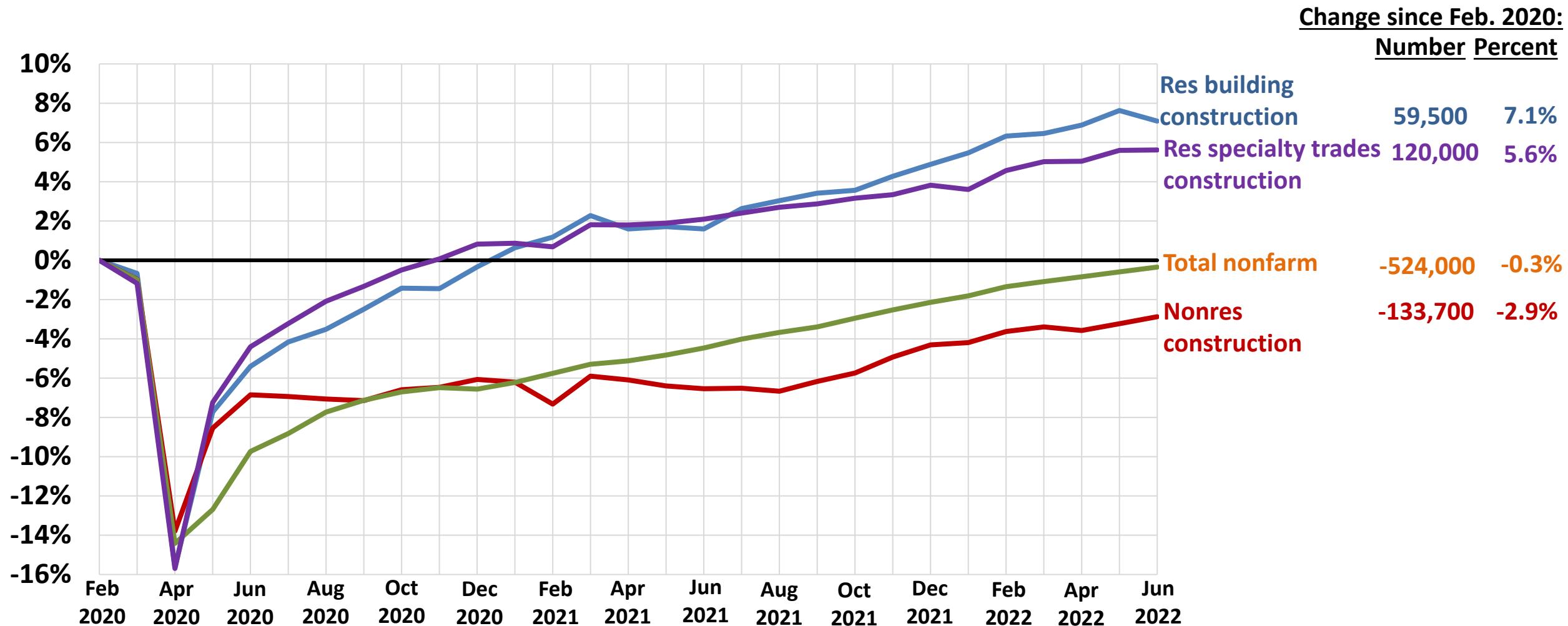
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# Total Nonfarm & Construction Employment, Feb. 2020–Jun. 2022

cumulative change (seasonally adjusted)



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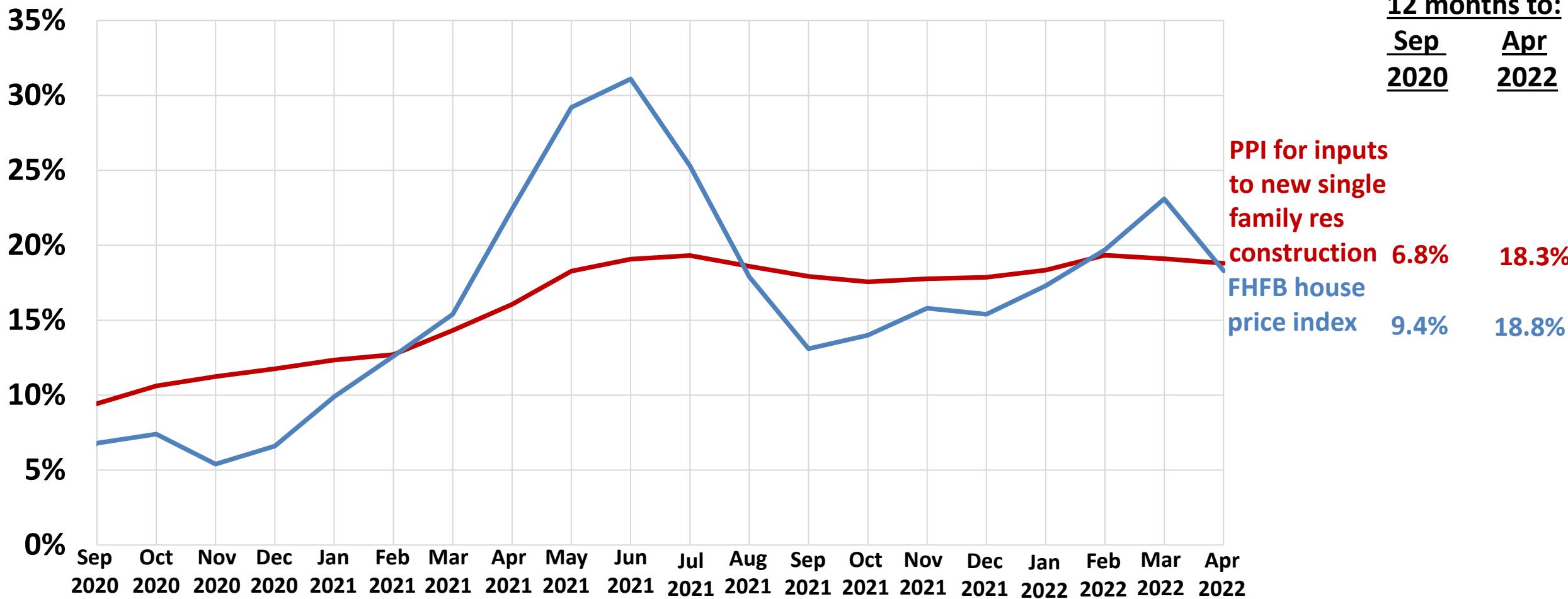


# Single-family construction costs vs. median sales prices

Year-over-year change, Sep 2020–Apr 2022, not seasonally adjusted



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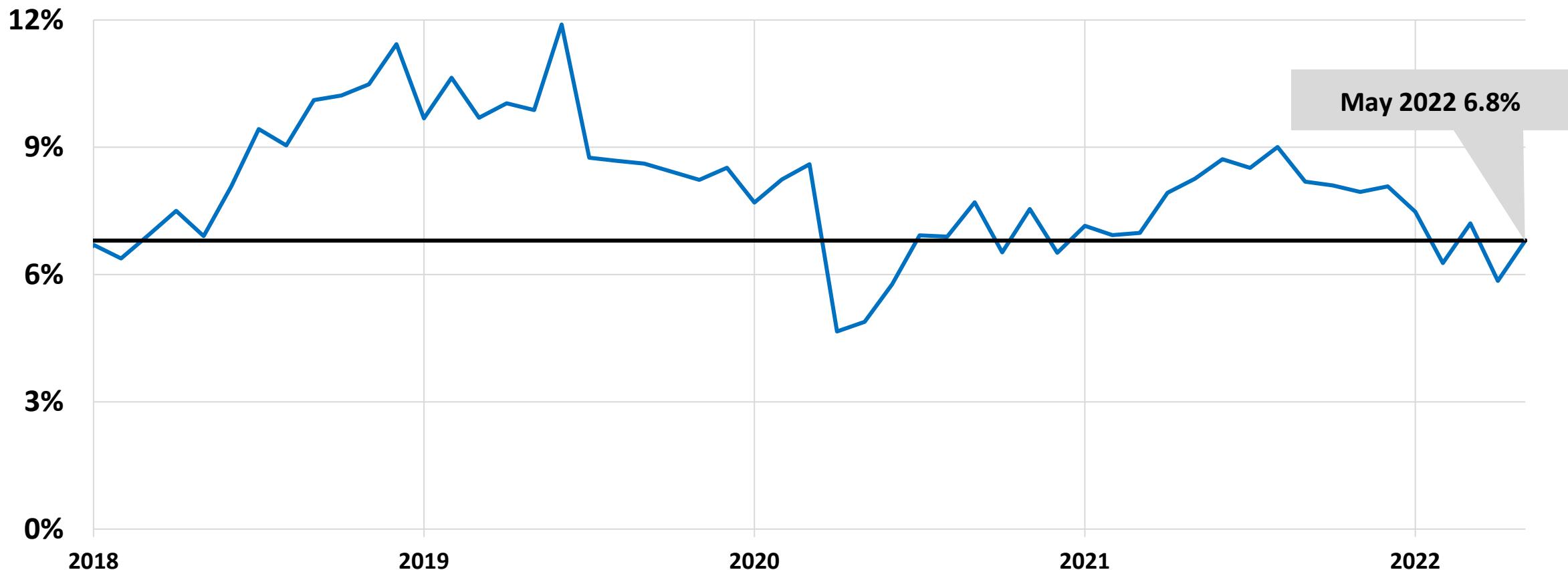




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## Average hourly earning of production and nonsupervisory employees in residential building construction in excess of total private sector

March 2006-May 2022, seasonally adjusted



# Data sources for construction

- Spending, starts
- Employment, unemployment, job openings
- Prices, costs
- Industry, firm, establishment size data
- Income
- Leading, suggestive, indirect indicators

# Construction spending

- [www.census.gov/constructionspending](http://www.census.gov/constructionspending)
  - Monthly value of construction put in place for 170+ types of structures; private, state & local, federal
  - Annual value for selected nonres spending by state
- [www.bea.gov](http://www.bea.gov) (national income & product accounts)
  - Quarterly GDP components: residential investment; private nonresidential structures (4 types quarterly, 20 annually); government structures

# Construction starts

- [www.census.gov/construction/nrc](http://www.census.gov/construction/nrc) (Census/HUD)
  - Monthly residential units (not \$) started, permits, completed, under construction; single-family, 2-4 units, 5+ units; U.S. & 4 regions
  - Quarterly starts and completions by purpose & design
  - Length of time from authorization to start, and start to finish
  - Annual characteristics of new housing
- [www.construction.com](http://www.construction.com) (Dodge Data & Analytics)
  - Monthly value of residential, nonres building, nonbuilding starts; full value in month posted; detailed press release; fee for custom data
- [www.ConstructConnect.com](http://www.ConstructConnect.com)
  - Monthly value of nonres building, heavy engineering (civil) starts; full value in month posted; not seasonally adjusted; detailed press release; fee for custom data

# Employment, unemployment, openings

- [www.bls.gov/ces](http://www.bls.gov/ces) (national employment situation)
  - Monthly national employment (5 NAICS codes in press release; 35+ on website); unemployment total & rate (sector total, not seasonally adjusted)
- [www.bls.gov/sae](http://www.bls.gov/sae) (state and metro employment)
  - Monthly state employment (combined with mining & logging in DC, DE, & HI; NAICS detail varies by state)
  - Monthly metro employment (358 metros, most combined with mining & logging; not seasonally adjusted)
- [www.bls.gov/jlt](http://www.bls.gov/jlt) (Job Openings & Labor Turnover Survey)
  - Monthly hires, separations, end-of-month openings

# Prices, costs

- [www.bls.gov/ppi](http://www.bls.gov/ppi) (BLS producer price indexes)
  - Monthly indexes for final demand construction, 5 nonres building & 4 subcontractor types, many materials & inputs (most not seasonally adjusted)
- [www.bea.gov](http://www.bea.gov) (BEA national income & product accounts)
  - Quarterly price indexes for GDP components: residential investment; private nonresidential structures; government structures
- [www.census.gov/construction/cpi/](http://www.census.gov/construction/cpi/) (Census construction price indexes)
  - Monthly price index for new single-family houses under construction
  - Quarterly price index for new single-family houses sold
- <https://www.fhwa.dot.gov/policy/otps/nhcci/> (Federal Highway Admin.)
  - Quarterly National Highway Construction Cost Index
- [www.RSMeans.com](http://www.RSMeans.com) (RSMeans)
  - Quarterly cost indexes for materials, installation (318 cities); fee

# Industry, firm, establishment data

- [www.bls.gov/cew](http://www.bls.gov/cew) (BLS Quarterly Census of Employment and Wages)
  - Quarterly count of establishments, average weekly wage; employment (6-digit NAICS codes, all counties & MSAs, 9 establishment sizes)
- [www.census.gov/programs-surveys/cbp.html](http://www.census.gov/programs-surveys/cbp.html) (County Business Patterns)
  - Annual count of establishments, employment, payroll (6-digit NAICS codes, all counties & MSAs, 9 establishment sizes)
- [www.sba.gov/advocacy/firm-size-data](http://www.sba.gov/advocacy/firm-size-data) (SBA Office of Advocacy)
  - Annual data by firm employment size, receipts size (2012); firm births, deaths, growth, decline; varying levels of industry, geographic detail
- [www.irs.gov/uac/tax-stats-2](http://www.irs.gov/uac/tax-stats-2) (IRS Statistics of Income)
  - Annual tax return data (date, detail vary by legal form of organization)
- <http://www.census.gov/econ/census/>
  - 2017 count of firms, employees, receipts (detailed industry, geography)

# Output, earnings, compensation

- [www.bea.gov](http://www.bea.gov) (GDP by industry)
  - Quarterly value added, gross output, intermediate inputs (full sector)
  - Quarterly value added, earnings by state
- [www.bea.gov/industry/io\\_annual.htm](http://www.bea.gov/industry/io_annual.htm) (input-output tables)
  - Annual (varying levels of sector detail)
- [www.bls.gov/oes/current/naics2\\_23.htm](http://www.bls.gov/oes/current/naics2_23.htm) (occupational employment)
  - Annual employment total, hourly & annual wages by occupation
- [www.bls.gov/ect/#data](http://www.bls.gov/ect/#data) (Employment Cost Index, Employer Cost for Employee Compensation)
  - Quarterly compensation, wages, benefits by type (full sector)
- <https://www.census.gov/programs-surveys/economic-census.html>
  - 2017 count of firms, employees, receipts (detailed industry, geography)

# Leading, suggestive and indirect indicators

- <http://new.aia.org/resources/10046-the-architecture-billings-index> (AIA)
  - Monthly diffusion index of change in billings by architecture firms
- [www.construction.com](http://www.construction.com) (Dodge Momentum Index)
  - Monthly index of commercial, institutional building projects in planning
- [www.nahb.org/en/research/housing-economics/housing-indexes/housing-market-index.aspx](http://www.nahb.org/en/research/housing-economics/housing-indexes/housing-market-index.aspx) (NAHB/Wells Fargo Housing Market Index)
  - Monthly index of home builders' sentiment; quarterly for multifamily
- [www.federalreserve.gov/monetarypolicy/beigebook/default.htm](http://www.federalreserve.gov/monetarypolicy/beigebook/default.htm) (Beige Book)
  - 8 times/year survey of demand for housing, construction, materials
- [www.ManpowerGroup.com](http://www.ManpowerGroup.com) (Manpower Employment Outlook Survey)
  - Quarterly diffusion index of construction employers' hiring plans
- [www.federalreserve.gov/releases/G17/](http://www.federalreserve.gov/releases/G17/) (Industrial Production)
  - Monthly index of production of construction supplies

# AGC economic resources

(email [ken.simonson@agc.org](mailto:ken.simonson@agc.org))

- *The Data DiGest*: weekly 1-page email (subscribe at <http://store.agc.org>)
- *Construction Inflation Alert*:

<https://www.agc.org/learn/construction-data/agc-construction-inflation-alert>

- ConsensusDocs Price Escalation Resource [Center](#):  
<https://www.consensusdocs.org/price-escalation-clause/>
- Surveys, state and metro data, fact sheets: [www.agc.org/learn/construction-data](http://www.agc.org/learn/construction-data)
- Monthly press releases: construction spending; producer price indexes; national, state, metro employment with rankings:  
<https://www.agc.org/newsroom>



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2022

**CONSTRUCTION  
INFLATION ALERT**

For more than two years the U.S. construction industry has been buffeted by unprecedented increases in materials costs, supply-chain bottlenecks, and a tight labor market. To help project owners, government officials, and the public understand how these conditions are affecting contractors and their workers, the Associated General Contractors of America (AGC) has posted frequent updates of the Construction Inflation Alert.

Russia's attack on Ukraine, swiftly countered by sanctions against Russian production and finances, have led to another round of even steeper and more sudden price increases and supply-chain disruptions. As of now, there is no sign of when costs and availability will improve.

This version of the Alert is the sixth update since the first edition was posted in March 2021—an indication that the situation remains far from "normal." This document will continue to be revised to keep it timely as conditions change. Each new version is posted here.